



**Patriot**  
Properties Inc.

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	335,600			335,600

Legal Description	User Acct
	57235


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## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	326,100	0	.		326,100	326,100	Year End Roll	12/18/2019
2019	102	FV	307,400	0	.		307,400	307,400	Year End Roll	1/3/2019
2018	102	FV	254,200	0	.		254,200	254,200	Year End Roll	12/20/2017
2017	102	FV	191,000	0	.		191,000	191,000	Year End Roll	1/3/2017
2016	102	FV	191,000	0	.		191,000	191,000	Year End	1/4/2016
2015	102	FV	196,900	0	.		196,900	196,900	Year End Roll	12/11/2014
2014	102	FV	189,300	0	.		189,300	189,300	Year End Roll	12/16/2013
2013	102	FV	189,300	0	.		189,300	189,300		12/13/2012

Date	Time
12/10/20	16:35:0

**LAST REV**

Date	Time
10/13/17	10:07:0

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## SALES INFORMATION

TAX DISTRICT

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## PAT ACCT.

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

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**LAND SECTION (First 7 lines only)**

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:	
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Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:	N - NONE		

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

	Building Number 1.
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## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1972	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl: 0	Rating:	Average
WSFlue:	Rating:	

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 3			BRs: 1			Baths: 1			HB: 0		

## CONDO INFORMATION

Location:	LS - Left Side
Total Units:	
Floor:	4 - 4th Floor
% Own:	1.730900049
Name:	17 - 6032

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

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## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## DEPRECIATION

Phys Cond:	AV - Average	28.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		28.2	%

## CALC SUMMARY

Basic \$ / SQ:	320.00
Size Adj.:	1.30428958
Const Adj.:	1.04957998
Adj \$ / SQ:	438.066
Other Features:	32761
Grade Factor:	1.00
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	467426
Depreciation:	131814
Depreciated Total:	335612

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	569.49	
Special Features:	0	Val/Su Net:	449.87	
Final Total:	335600	Val/Su SzAd	449.87	

**MOBILE HOME**      Make:      Model:      Serial #:      Year:      Color:

**SPEC FEATURES/YARD ITEMS**

**PARCEL ID** 009.A-0002-0043.0

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More: N	Total Yard Items:	Total Special Features:	Total:
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	746	438.070	326,79
Net Sketched Area:		746	Total:	326,79
Size Ad	746	Gross Are	746	FinArea

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
7						
7						
6						

## IMAGE

